

TRANSFER
TAX
PAID

WARRANTY DEED

KNOW BY ALL THESE PRESENTS, THAT

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37-97

THOMAS J. BOLDUC, and DONNA M. BOLDUC, both of Waterville, County of Kennebec, and State of Maine in consideration paid by KEVIN C. COLFORD, and TIFFANY R. COLFORD, both of Waterville, County of Kennebec and State of Maine, the receipt whereof we do hereby acknowledge, do hereby *give, grant, bargain, sell and convey*, unto the said KEVIN C. COLFORD and TIFFANY R. COLFORD, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land at Rideout Street, in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows, to wit:

Commencing at an iron pin set in the ground, which pin is located one hundred thirty (130) feet, more or less, southerly of the southeasterly corner of lot number 374 as shown and depicted on a plan of Lots at Nelson Heights Annex belonging to A.F. Hutchinson Land Company, Inc., said plan made by Ernest W. Branch Surveyor dated June 8, 1921 and recorded in the Kennebec County Registry of Deeds to which plan reference is hereby made, and pin marks the southeasterly corner of land conveyed by Simon V. Grivois and Jeanne Grivois to Camille W. Paquet and Shirley Paquet by deed dated October 10, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3040, Page 192; thence southerly a distance of one hundred forty (140) feet, more or less, to the northerly line of land, now or formerly of one Poulin; thence turning at a right angle and running westerly along the northerly line of land now or formerly of one Poulin a distance of one hundred fifty (150) feet, more or less, to an iron pin; thence turning at a right angle and running northerly along the westerly line of said Rideout Street extended a distance of one hundred forty (140) feet, more or less, to an iron pin which marks the southwesterly corner of land conveyed by said Grivoises to said Paquets; thence turning at a right angle and running easterly a distance of one hundred fifty (150) feet, more or less, along the southerly line of land conveyed by said Grivoises to said Paquets to an iron pin at the point of beginning.

The above described premises are conveyed subject to a right of way conveyed by Simon V. Grivois and Jeanne Grivois to Camille W. Paquet and Shirley Paquet dated August 28, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3223, Page 346.

Being all and the same premises acquired by Thomas J. Bolduc and Donna M. Bolduc by Warranty Deed from Steven Bard and Linda Bard dated July 24, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3951, Page 9.

The above described premises are subject to the following easements of record:

Easement to the Waterville Sewerage District dated August 28, 1962 and recorded in the Kennebec County Registry of Deeds in Book 1276, Page 486.

Easement to Central Maine Power Company and New England Tel & Tel Co. dated April 23, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3171, Page 350.

Easement Deed from Steven Bard and Linda Bard to Kenneth L. Sparkes and Lynn K. Sparkes dated September 27, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3810, Page 126, conveying a ten foot wide easement which crosses the premises to install and maintain a storm water drainage system. Reference is also made to a second Easement Deed between the parties dated November 30, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3844, Page 166.

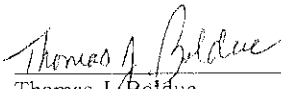
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The premises are further subject to a Road Maintenance Agreement by and between Steven Bard, Linda Bard, Kenneth Sparkes and Lynn Sparkes for maintenance and snowplowing of Rideout Street dated June 16, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3566, Page 89, which Agreement is to inure to the benefit of and be binding upon the heirs and assigns of all parties thereto.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said KEVIN C. COLFORD and TIFFANY R. COLFORD, as joint tenants and not as tenants in common, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, and their use and behoof forever. And we do *covenant* with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all incumbrances;

That we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will *Warrant* and *Defend* the same to the said Grantees, their heirs and assigns and the survivor of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

February
Witness our hands and seal this 15th day of ~~JANUARY~~, 2002:


Thomas J. Bolduc


Donna M. Bolduc


Witness

State of Maine
Kennebec, SS.

Dated: February 15th, 2002

Personally appeared the above-named THOMAS J. BOLDUC and DONNA M. BOLDUC and made and swore oath that the statements above made by them are true and acknowledged them to be their free act and deed.

Before me,


Notary Public
Diane Sherman

DIANE L. SHERMAN
Notary Public, Maine
My Commission Expires May 12, 2006

RECEIVED REGISTERED SS.

2002 FEB 25 11 9:00

ATTEST:

ACTING REGISTER OF DEEDS